

MINUTES
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS
AND
MONTROSE REDEVELOPMENT AUTHORITY, CITY OF HOUSTON, TEXAS

November 14, 2022

The Board of Directors (the “Board”) of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”) and Montrose Redevelopment Authority, City of Houston, Texas (the “Authority”) met in regular session, on the 14th day of November, 2022, at the Havens Center at St. Stephen’s Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098, inside the boundaries of the Zone, and the roll was called of the members of the Board being present:

Lisa W. Hunt	Position 1
Abby Noebels	Position 2
Joe D. Webb	Position 3 Chair
Paul Dickerson	Position 4
Eureka Gilkey	Position 5
Ray Valdez	Position 6
Jovon Tyler	Position 7

and all of the above were present in person except Directors Noebels, Gilkey, Tyler and Dickerson. With only Directors Webb, Hunt, Valdez present, the Board did not have a quorum present and no action was taken at the meeting.

Also attending the meeting were Brian Walwyn representing the City of Houston (the “City”); Jennifer Landreville of ETI, Inc. (“ETI”); Patti Joiner and Walter Knudson of Knudson LLP (Knudson”); Muhammad Ali of Gauge Engineering (“Gauge”); Geoff Carleton of Traffic Engineers, Inc. (“TEI”); Hilary Hanes, Alec Ajnoztajn, Doug Steinbach, Hilton Butchard, Richard Glover, William Johnson, Jack Kramer, Michelle Blythe and additional members of the public; and Sanjay Bapat and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP (“ABHR”).

ESTABLISH QUORUM AND CALL TO ORDER

Chair Webb called the meeting to order at 6:37 p.m. and stated that a quorum of the Board was not established and no action would be taken at the meeting.

RECEIVE PUBLIC COMMENT

Chair Webb offered any members of the public attending the meeting the opportunity to make public comment.

Bridget Jensen addressed the Board and inquired about the width of sidewalks along W. Clay as part of the Hawthorne Street and Woodhead Street Neighborhood Safe Street project. Bridget commented on public engagement related to construction project to affected residents. Bridget commented on certain variances and exceptions granted by the City. Bridget inquired about drainage issues near Woodhead street.

Michelle Blythe addressed the Board commented on the Hawthorne Street and Woodhead Street Neighborhood Safe Street project and public engagement related to construction project to affected residents. Michelle requested a meeting between the Zone and residents of W. Clay street neighborhoods. Michelle inquired about the necessity of sidewalks along the north and south side of W. Clay street and commented about the City's protection of greenery and removal of trees. Michelle discussed variances granted by the City for certain sidewalk projects. Chair Webb responded to Michelle and stated that the Board would work to set up a meeting in the near future with the W. Clay residents and that the Authority is continuing to work on improving public engagement outreach.

Hilton Bouchard inquired about spray painted marks along the sidewalk and grass and the possibility of a less permanent option. Chair Webb and Mr. Bapat responded to Hilton noting that the spray painted marks were left by CenterPoint Energy and not the Authority.

Jack Kramer inquired about the status of construction of the Hawthorne Street and Woodhead Street Neighborhood Safe Street project and public engagement related to same. Chair Web responded to Jack noting that construction updates are posted on the Authority website at <https://montrosehtx.org/> and further updates will be discussed later in the agenda, during Gauge's report.

MINUTES

The Board reviewed the minutes of the September 19, 2022, regular meeting. No action was taken by the Board.

PROJECTS AND PLANNING

PROJECTS AND PLANNING COMMITTEE REPORT

Chair Webb provided an overview of the ongoing work of the Projects and Planning Committee, including the October 31, 2022, committee meeting report, a copy of which is attached.

Chair Webb noted that members of the Projects and Planning Committee walked the area around Wharton Dual Language Academy with Council Member Kamin on discussed meetings related to improving safety of same.

Chair Webb reviewed correspondence to the City Planning Commission in support of a variance for the River Oaks Shopping Center – Building A.

REPORT FROM GAUGE

Mr. Ali reviewed the engineer’s report, a copy of which is attached, and provided an update on the projects outlined on the report.

LANDSCAPE IMPROVEMENTS FOR COMMONWEALTH AND WAUGH

Mr. Ali updated the Board on the status of landscape improvements for the Commonwealth and Waugh project.

MONTROSE BOULEVARD IMPROVEMENTS

Mr. Ali updated the Board on the status of Montrose Boulevard Improvements project, noting that the roadway schematic and drainage analysis portions of the project are completed. Mr. Ali stated that Gauge is preparing a presentation for the upcoming public meeting on December 12, 2022, at 6:30 p.m.

WEST GRAY FROM SHEPHERD TO DUNLAVY STREET

Mr. Ali updated the Board on the construction status of improvements to West Gray from Shepherd to Dunlavy Street. Messrs. Ali and Bapat reminded the Board that street improvements for the full length of West Gray Street will be partially financed by awarded grant funds from METRO. Mr. Ali reported that the revised boundaries for this project will be from Woodhead Street to Montrose Boulevard.

DALLAS AND MANDELL IMPROVEMENTS

Mr. Ali updated the Board on the construction status of West Dallas and Mandell improvements.

WEST ALABAMA STREET RECONSTRUCTION PROJECT

Mr. Ali updated the Board on the construction status of West Alabama improvements. Mr. Bapat reminded the Board and members of the public that this project is heavily dependent on timelines associated with federal grant funding.

UPDATE ON HAWTHORNE STREET AND WOODHEAD STREET NEIGHBORHOOD SAFE STREET

Mr. Ali updated the Board on the status of construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project, expected completion dates of certain portions of the project.

Mr. Ali reviewed recent construction photos and sidewalk and driveway replacements related to the construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project. He reviewed an exhibit designed to keep residents and nearby/interested community associations informed of construction timelines and updates for the project.

Next, in connection with the construction of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project, Mr. Ali reviewed and recommended approval of Pay Estimate No. 7, in the amount of \$323,612.78, payable to R. Miranda Trucking & Construction, LLC ("R. Miranda"). The Board noted that the Projects and Planning Committee approved the pay estimate.

MANDELL NEIGHBORHOOD SAFE STREET PROJECT

Messrs. Carleton and Ali gave a presentation on the Mandell Neighborhood Safe Street Project and responded to questions from the Board related to same. Messrs. Carleton and Ali reminded members of the public that input/comments/questions should be submitted via the Authority website or directly via email to info@montrosehtx.org by November 30, 2022.

PUBLIC ENGAGEMENT REPORT

Mr. Bapat provided an overview of the ongoing work of the Public Engagement Committee, noting that the Committee is working towards hiring a consultant to handle public engagement matters and discussed the process related to same.

AFFORDABLE HOUSING REPORT

Chair Webb provided an overview of the ongoing work of the Affordable Housing Committee, including the October 21, 2022, committee meeting report, a copy of which is attached.

FINANCIAL MATTERS

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached. She reviewed the invoices submitted and included in the Board packet. The Board noted that the Finance Committee and the Projects and Planning Committee approved the invoices included in the bookkeeper's report.

Ms. Landreville updated the Board on Positive Pay and fraud prevention protection matters.

REPORT FROM FINANCIAL ADVISOR

There was no report this month.

REPORT FROM ZONE ADMINISTRATOR

Ms. Joiner reviewed the report from Knudson, a copy of which is attached.

REPORT FROM ATTORNEY

There was no report submitted by ABHR this month.

ANNOUNCEMENTS REGARDING WORKSHOPS, SEMINARS, AND PRESENTATIONS RELATING TO ZONE AND AUTHORITY MATTERS

The Board noted that the next regular Authority meeting is scheduled for December 12, 2022, at 6:30 p.m., at St. Stephen's Episcopal Church and School, noting that the regular meeting date was moved from December 19, 2022, to ensure the meeting is available and accessible to as many members of the public as possible.

RECEIVE PUBLIC COMMENT

Chair Webb offered any members of the public attending the meeting by videoconference and teleconference the opportunity to make public comment.

William Johnson commented on/inquired about: (1) reported overflowing parking on Marshall Street from nearby commercial areas; (2) designated crosswalks between Westheimer Road and Fairview Street; (3) signage displaying "No Through Trucks" and an extension of areas affected by same; (4) a "No Turn on Red" sign reported being removed at Mandell Street and W. Alabama Street; (5) the curb extension and bollards along Mandell Street at Hawthorne Street and reflection of same on the construction plans; and (6) coordination with appropriate agencies on the City 72-inch waterline project.

Hilary Hanes stated that she is very excited about commuting to Rice University area via bicycle and noted a preference of concrete barriers rather than posts within constructed dedicated bicycle lanes.

Alec Ajnoztajn thanked the Board for accepting public feedback. Alec commented on a preference of concrete barriers rather than posts within constructed dedicated bicycle lanes, especially as it relates to maintenance matters since the Authority will not maintain the posts once they are installed. Alec inquired about the Hotel Saint Augustine adjacent to The Menil Collection and a potential change in housing density and additional protection related to same on the area. Alec commented on concrete cast curbs along Bagby Street and requested that similar curbs are installed on Castle Court.

Dougie Steinbach thanked the Board for accepting public feedback and working to improving safety for cyclists. Doug stated that he agreed and supported earlier public comments from Hilary and Alec regarding a preference of concrete barriers

rather than posts within constructed dedicated bicycle lanes. Dougie requested that the Board consider installation of additional pedestrian crossing on Mandell Street and more “No Turn on Red” signage.

Alexander Spike thanked the Board for adhering to safety features and standards that go above what is regulated by the Federal Highway Administration. Alexander noted a preference of concrete barriers rather than posts within constructed dedicated bicycle lanes. Alexander commented on the wider bicycle network for the Montrose area.

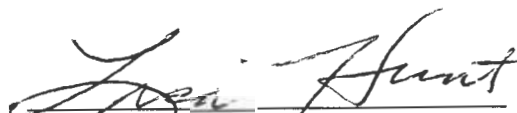
Frank Blake commented on the sidewalk installation along the new mid-rise apartment building on Montrose Boulevard near W. Gray intersection, noting that the sidewalk directly abuts the street without any green space and possible effects of same. Frank inquired about the status of tree removals and plantings of trees in certain sidewalk improvement projects.

Irfan Ali inquired about the date of the next public meeting. Chair Webb responded, noting that the next public meeting will be December 12, 2022, which includes a presentation on Montrose Boulevard improvements.

Jack Kramer inquired about the paving of Woodhead Street one year ago and coordination with appropriate agencies related to the City 72-inch waterline project. Chair Webb and Mr. Ali responded to Jack.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned.


Secretary, Board of Directors

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